

Application for Variance

CHECKLIST: APPLICATIONS FOR VARIANCE

- Purpose statement including an explanation and justification for approving the amendment:
 - ✓ Address the practical difficulties or unnecessary hardships, as distinguished from convenience, profit, or caprice, which would result from the strict application and the relevant regulations;
 - ✓ Describe how the hardship is not shared generally by other properties in the same zoning district and in the same vicinity;
 - ✓ Describe the variance or modification of regulations requested;
 - ✓ Explain how granting the requested relief will observe the spirit and intent of the City of Dickinson Municipal Code, and will maintain the public safety and welfare; and
 - ✓ State why the granting of this variance would not negatively impact adjoining landowners.

- Site plan, drawn to scale with north oriented to the top of the page, showing:
 - ✓ Overall lot dimensions;
 - ✓ Location and dimensions of all buildings and structures found on-site;
 - ✓ Location and dimension of proposed construction; and
 - ✓ Location and dimension of the variance requested.

- Copies of any order, requirement, decision, or determination made by an administrative official of the City of Dickinson that is relevant to this request.

VARIANCE PERMIT APPLICATION

NOTE: Before submitting your application please call to schedule a meeting with the Building Official Leonard Schwindt (701)-456-7815, to discuss your application.

APPLICATION FOR VARIANCE


Property Owner Name 23rd Street Apartments, LLC
Phone Number 701-290-1451 Email mklein@ablend.net
Address 1951 1st Street W, Dickinson, ND 58601
Street City State Zip

See Enclosed

Property Owner Signature _____ Date _____

(All Applications must be signed by the property owner or the application will not be processed)

Applicant Name 23rd Street Apartments, LLC represented by Highlands Engineering
Contact Name Andrew Schrank
Phone Number 701-483-2444 Email schrank@highlandseng.com
Address 319 24th Street E
Street City State Zip

 Digitally signed by Andrew Schrank
Date: 2025.12.04 15:12:39 -07'00' 12/4/25
Applicant/Permittee Signature _____ Date _____

*Note: If applicant is not the owner of the premises, the owner's signature or separate written permission authorizing Applicant to sign on behalf of the owner, must be affixed to this application. The signature of the applicant and owner (or written permission of the owner) certifies that permission is granted by the owner to all authorized City personnel to enter the premises for the purpose of review of this application.

Property Information:

Property location: 1141, 1197, and 1257 23rd St W, Dickinson, ND, 58601

Zoning District: R3 Adjacent zoning: N R3 E R3 S R2 W R3

Existing use: Multi-Family Residential Apartments Adjacent use: N Duplexes E Single/Multi-Family Res. S
W Single/Multi-Family Res.

General Description of Request: purpose statement attached Site Plan attached

Owner is requesting a variance to the landscaping depth requirement from 15-feet to 0-feet along the 23rd Street W right-of-way to allow for additional off-street parking on their property.

Describe how the hardship is not shared generally by other properties in the same zoning district and in the same vicinity:

See enclosed Transmittal Letter

Zoning Code Sections Relevant to this Request:

Sec. 62-565. - Landscaping materials and installation standards

Have any previous applications or appeals been filed in connection with this property? No Yes Date: _____

Office Use Only

Proposed Request to be filled out by Building Department:

Date of BOA Meeting: _____ Required Fee: \$150.00

Paid by: Cash Credit/Debit Check # _____ Receipt # _____